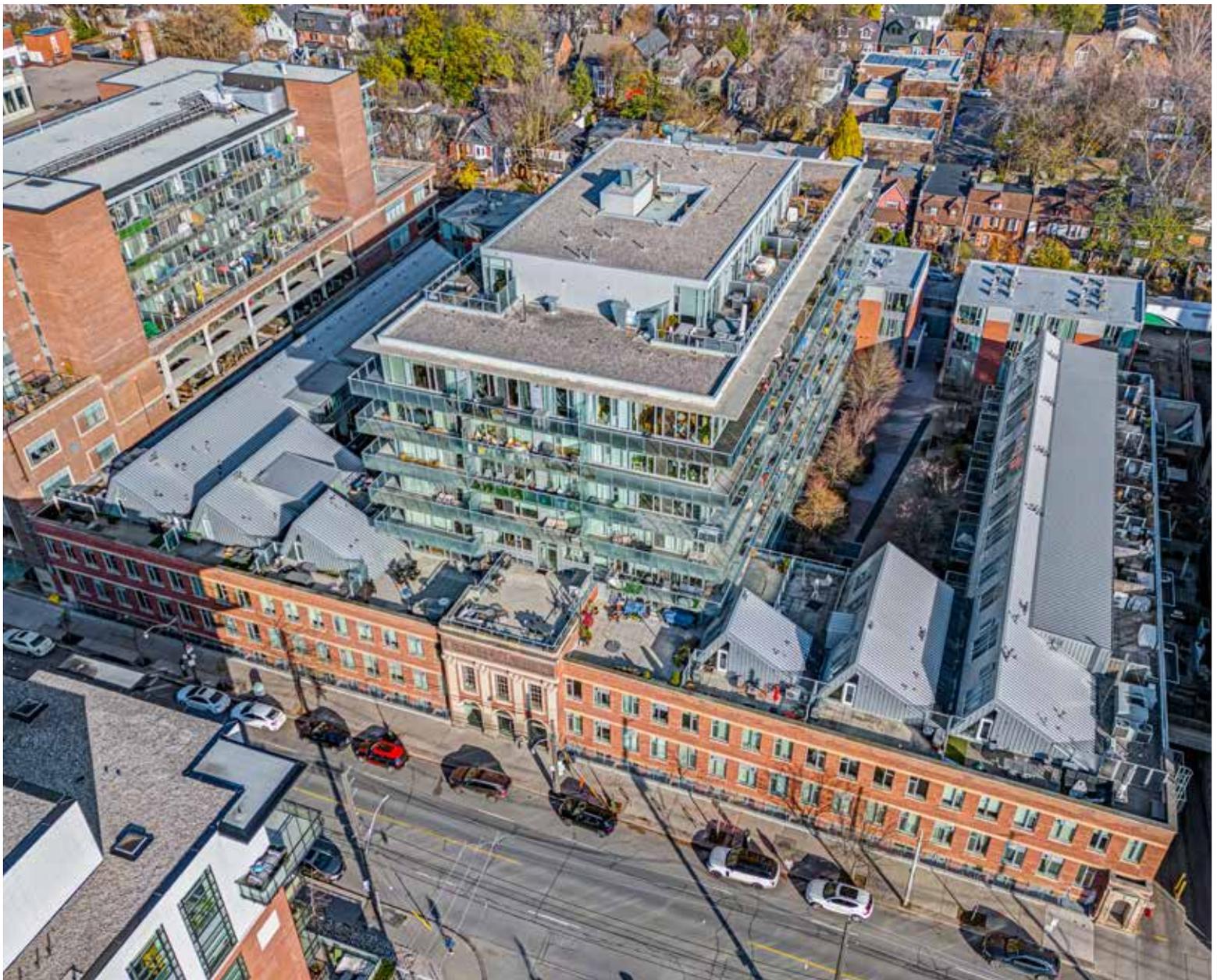


THE MILLS TEAM

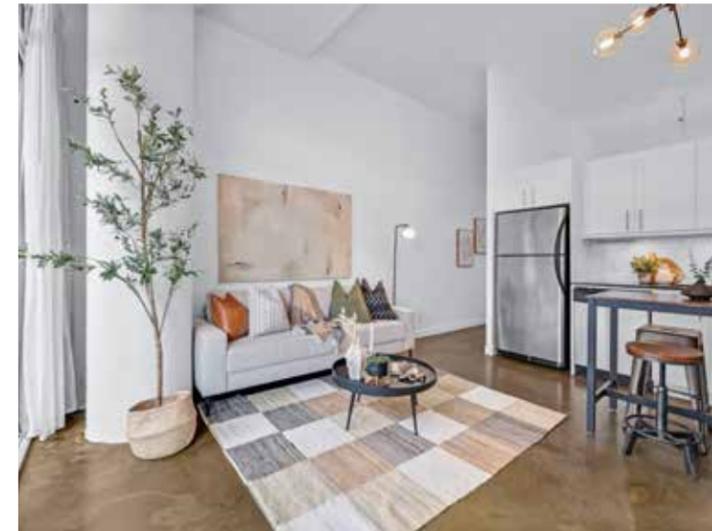
is proud to present

201 CARLAW AVENUE

SUITE 201



201Carlaw201.com



WELCOME HOME

A condo so nice we'll say it twice! Suite #201 at 201 Carlaw! A Leslieville address you won't forget, not just because of the repetition, but because this 557 square foot hard loft packs a lot of function and style.

This 1-bedroom beauty at the iconic Printing Factory Lofts is the perfect home-ownership launching pad or ideal investment. With soaring 10' ceilings, polished concrete floors and light, bright finishes, there's nothing to do but unpack and enjoy! In perfect time to see the trees outside your windows pop this spring while enjoying the full-length open balcony - ideal for coffee, cocktails and BBQ's with a gas line - it's a real extension of your living space. With a nook for work, human-sized appliances, awesome in-suite storage, plus a separate locker and underground parking, 201 at 201 is the loft for you!

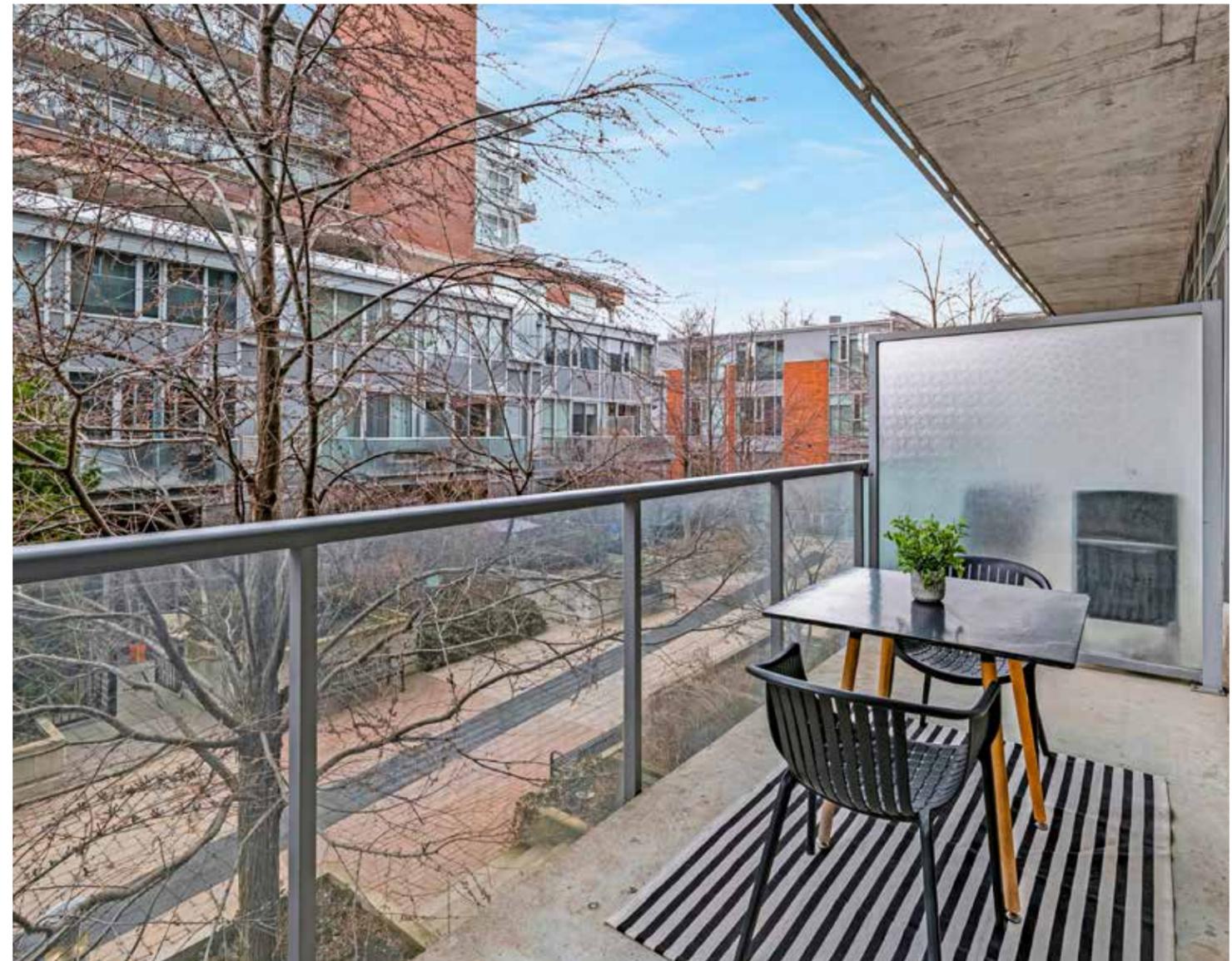
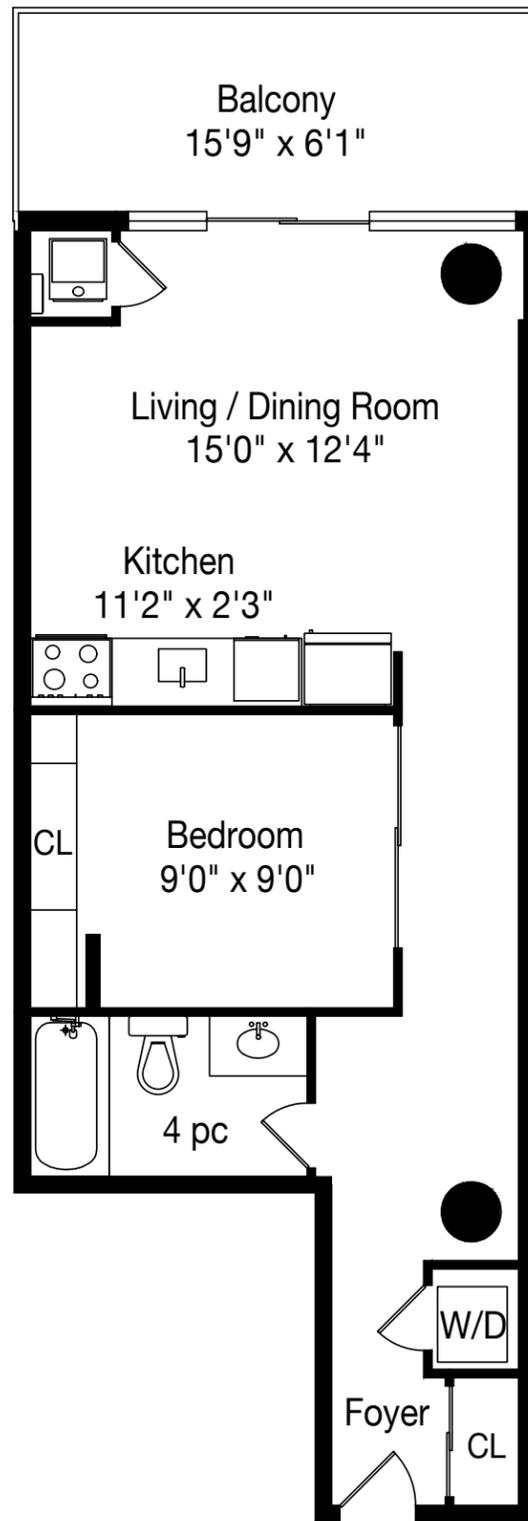
A wonderful condo community of caring owners, property manager and overnight concierge/security guard. Amenities include: Party room/ garden courtyard, bike racks and abundant free visitor parking (over 30 spaces!). All in the Leslieville location where everyone wants to be. Stroll to the fun that Queen Street East brings - brunch, cute shops, cafes and a myriad of gyms and fitness studios. Steps to the streetcar, two future Ontario Line subway stops, Jimmie Simpson Park and the Waterfront Trail.

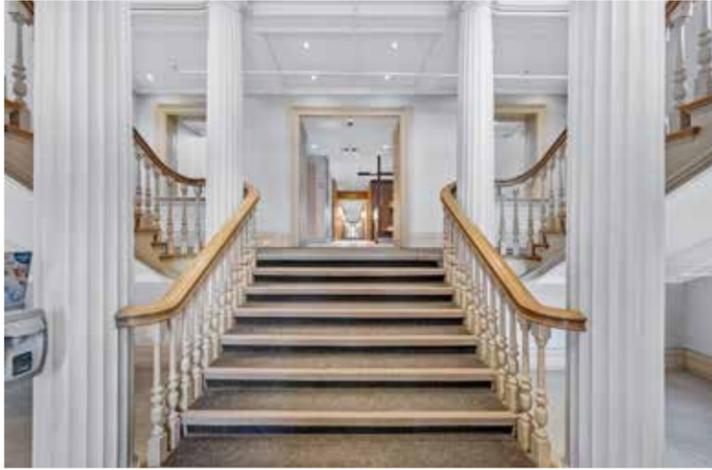


ADDITIONAL INFO

- Property Taxes:** \$2,632.27 (Annual in 2024)
- Possession:** 30-60 Days/TBD
- Parking:** 1 underground spot (Level B/Unit 37 - PB-77)
- Locker:** 1 owned locker (Level B/Unit 105 - LB-011)
- Maintenance Fee:** \$470.55 (monthly 2025)
- Includes:** Water, Common Elements, Building Insurance, Parking and Locker
- Heating:** Forced Air / Gas (period maintenance & replacement of air filters by condo corporation)
- Square Footage:** Approximately 557 sq ft as per MPAC
- Amenities:** Concierge/Security (overnight), Party Room/ Meeting Room, Garden/Courtyard, BBQs allowed, Bike Racks and Visitor Parking
- Pet Restrictions:** Household pets welcome
- Exposure:** Open balcony with north exposure
- Property Manager:** 360 Community Management Ltd.
- Condo Manager:** Adrian Sebu
theprintingfactory@outlook.com
647-340-4291
- Security Desk:** 4pm to 8am
416-792-579
- Inclusions:** Refrigerator (Frigidaire), Stove (Frigidaire), Dishwasher (Frigidaire), Microwave (Frigidaire), Washer and Dryer (Frigidaire), All built-in and attached shelving, All Electric Light Fixtures, Window Coverings and Garage Door Opener/Fob
- Exclusions:** None
- Rental Items:** None







SCHOOLS

With excellent assigned and local public schools near this home, your kids will get a great education in the neighbourhood.



Morse Street Junior Public School
Designated Catchment School
Grades PK to 6
180 Carlaw Ave

Queen Alexandra Middle School
Designated Catchment School
Grades 6 to 8
181 Broadview Ave

Riverdale Collegiate Institute
Designated Catchment School
Grades 9 to 12
1094 Gerrard St E

ÉS Michelle-O'Bonsawin
Designated Catchment School
Grades 7 to 9
24 Mountjoy Ave

ÉE La Mosaïque
Designated Catchment School
Grades PK to 6
80 Queensdale Ave

Collège français secondaire
Designated Catchment School
Grades 7 to 12
100 Carlton St

Other Local Schools
Kapapamahchakwew - Wandering Spirit School
Grades PK to 12
16 Phin Ave

Danforth Collegiate and Technical Institute
Grades 9 to 12
800 Greenwood Ave

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



John Chang Neighbourhood Park
50 Colgate Ave
2 mins

Hideaway Park
23 Audley Ave
4 mins

2 mins

4 mins

Jimmie Simpson Park
870 Queen St E
5 mins

FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds	1 Ball Diamond
1 Dog Park	1 Sports Field
1 Rink	2 Splash Pads
2 Tennis Courts	2 Sports Courts
2 Basketball Courts	

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 26 minute walk away.

Nearest Rail Transit Stop
Pape Station

Nearest Street Level Transit Stop
250 Carlaw Ave

1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 3.14km.

St Michael's Hospital
30 Bond St

Fire Station
840 Gerrard St E

Police Station
101 Coxwell Ave



THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

TheMillsTeam.ca

Team@TheMillsTeam.ca

416.443.0300

Lauren Rebecca*, Laura Lee*, Tonille Giovis*, Katie Mills*, Sue Mills*, Sarah O'Neill*, Breanna Rothe, Priyanka Mehta, Christine Sweeny*, Merida Lake* | * SALES REPRESENTATIVE

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility. * Sales Representative